

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, Gerald C. Rikard and Carolyn B. Rikard ("Grantors") do hereby sell, convey and warrant unto Thomas M. Mehutcs and Patricia C. Mehutcs, as joint tenants with full rights of survivorship, and not as tenants in common, ("Grantees") the following described land and property lying and being situated in the County of DeSoto, State of Mississippi, to-wit:

Part of the Northeast Quarter of Section 4, Township 3 South, Range 6 West, DeSoto County Mississippi, and being more particularly described as follows, to-wit:

Commencing at the northeast corner of said quarter section; thence run North 89°28'01" West a distance of 349.70 feet along the north line of said quarter section to a point on the west right-of-way line of Mississippi Highway 305; thence continue north 89°28'01" West a distance of 159.49 feet along said north quarter section line to a point; thence run South 00°31'59" West a distance of 1157.59 feet to a point on the east line of the Gerald C. Rikard, et ux property and the Point of Beginning; thence run North 90°00'00" East a distance of 451.50 feet to a point on the west right-of-way line of Mississippi Highway 305; thence run Southeasterly a distance of 25.21 feet along said right-of-way line, a curve to the right (D=00°15'16", R=5679.58', CD=SO7°25'40"E, LC=25.21') to a point; thence run South 90°00'00" West a distance of 451.83 feet to a point on said Rikard east line; thence run South 06°40'52" East a distance of 153.21 feet along said Rikard east line to a point; thence run South 04°50'37" East a distance of 178.92 feet along said Rikard east line to a point; thence run North 89°54'27" West a distance of 260.00 feet to a point; thence run North 02°35'24" West a distance of 355.38 feet to a point on said Rikard east line; thence run North 90°00'00" east a distance of 240.20 feet along said Rikard east line to the Point of Beginning and containing 2.31 acres. Bearing are based on true north as determined by solar observations.

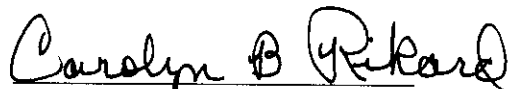
WITNESS OUR SIGNATURES, on this the 13TH day of FEBRUARY, 2004.

STATE MS.-DE SOTO CO.

MAR 2 2 33 PM '04

BK 466 PG 247
J.E. DAVIS CH. CLK.


Gerald C. Rikard (Grantor)

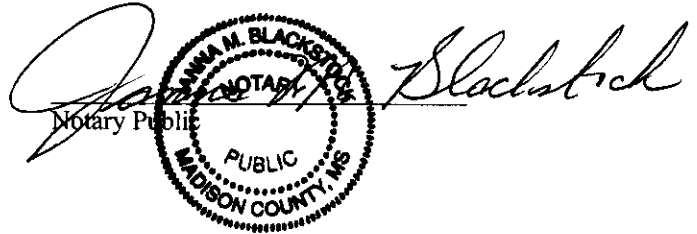

Carolyn B. Rikard (Grantor)

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 13th day of February 2004, within my jurisdiction, the within named Gerald C. Rikard and Carolyn B. Rikard, who acknowledged that they executed the above and foregoing instrument.

My Commission Expires:

June 29, 2007



My Commission Expires June 29, 2007

GRANTORS:

Gerald C. Rikard
Carolyn B. Rikard
72 Vaughn Lane
Olive Branch, MS 38654
Telephone: 662-895-2278

N/A

Prepared by and after recording return to:
Brunini, Grantham, Grower & Hewes, PLLC
Attn: Regina Proctor
P.O. Drawer 119
Jackson, MS 39205
Telephone: 601/948-3101

GRANTEES:

Thomas M. Mehutcs
Patricia C. Mehutcs
1535 Farnell Drive
Southaven, MS 38641
Telephone: 662-280-7105

(901) 355-0014

RECORDING INSTRUCTIONS TO THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI:

The property described in this instrument is situated in **Township 3 South, Range 6 West, DeSoto County, Mississippi** and is located in the NE quarter of Section 4. Please index accordingly in your sectional index.